012.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,011,400 / 1,011,400
					USE VALUE:	1,011,400 / 1,011,400
					ASSESSED:	1,011,400 / 1,011,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEBANOVA OLGA
Owner 2:	
Owner 3:	
Street 1:	28 PONDVIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GILLIS ADELE/ETAL -
Owner 2:	IRWIN ELIZABETH EATON -
Street 1:	28 PONDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2610 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5573.000	536,300	5,300	469,800	1,011,400
Total Card	0.128	536,300	5,300	469,800	1,011,400
Total Parcel	0.128	536,300	5,300	469,800	1,011,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.51 | /Parcel: 387.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,000	5300	5,573.	469,800	960,100	960,100	Year End Roll	12/18/2019
2019	104	FV	398,200	5300	5,573.	645,900	1,049,400	1,049,400	Year End Roll	1/3/2019
2018	104	FV	398,200	5300	5,573.	411,000	814,500	814,500	Year End Roll	12/20/2017
2017	104	FV	372,900	5300	5,573.	375,800	754,000	754,000	Year End Roll	1/3/2017
2016	104	FV	372,900	5300	5,573.	305,300	683,500	683,500	Year End	1/4/2016
2015	104	FV	331,200	5400	5,573.	305,300	641,900	641,900	Year End Roll	12/11/2014
2014	104	FV	331,200	5400	5,573.	278,300	614,900	614,900	Year End Roll	12/16/2013
2013	104	FV	345,000	5400	5,573.	264,800	615,200	615,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLIS ADELE/ET	74558-172	1	4/28/2020		1,260,000	No	No		
GILLIS ANN/ETAL	26592-390		8/19/1996		156,216	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2009	1183	Manual	3,139					
4/22/1999	210	Manual	6,280					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2018	Inspected	PH	Patrick H
12/19/2017	MEAS&NOTICE	BS	Barbara S
1/27/2009	Meas/Inspect	189	PATRIOT
10/23/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573		Sq. Ft.	Site		0	80.	1.05	1									469,750						469,800	

Total AC/HA: 0.12794 | Total SF/SM: 5573 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,750 | Spl Credit | Total: 469,800

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 9412
GIS Ref:
GIS Ref:
Insp Date: 01/19/18

!1183!

PRINT

Date	Time
12/10/20	16:50:56

LAST REV

Date	Time
08/11/20	15:42:05
apro	
1183	

USER DEFINED

Prior Id # 1:	9412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05229878
Const Adj.:	0.98000199
Adj $ / SQ:	175.313
Other Features:	104916
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658833
Depreciation:	122543
Depreciated Total:	536290

COMMENTS

2 FRPL NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

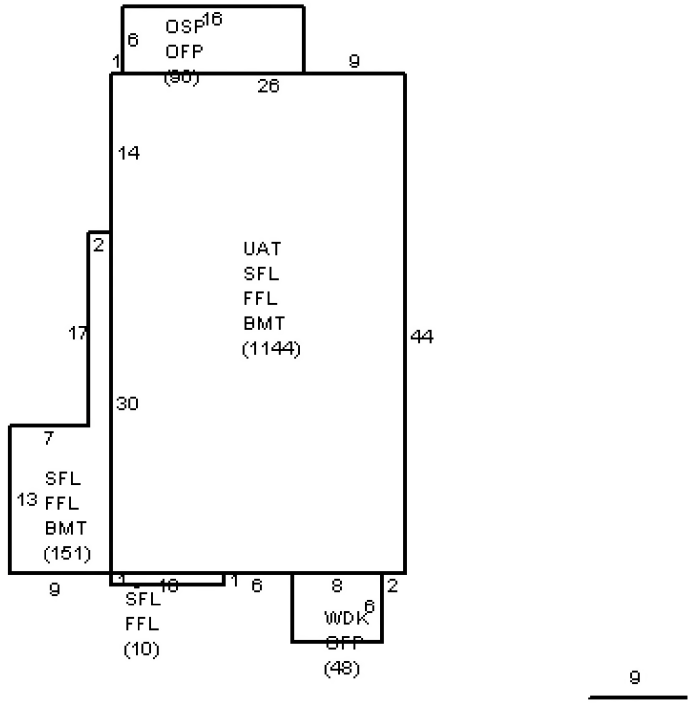
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.31
Special Features:	0	Val/Su Net:	119.74
Final Total:	536300	Val/Su SzAd	205.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,305	175.310	228,784
SFL	Second Floor	1,305	175.310	228,784
BMT	Basement	1,295	52.590	68,109
UAT	Upper Attic	286	70.130	20,056
OFP	Open Porch	144	27.400	3,945
OSP	Screen Porch	96	36.320	3,486
WDK	Deck	48	15.680	753
	Net Sketched Area:	4,479	Total:	553,917
Size Ad	2610	Gross Are	5337	FinArea 2610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600
7	Pool A-C	D	Y	1	16	A	AV	1990	57.03	T	23.2	104			700			700

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300